



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR OCTOBER 6, 2010

CITY of
BALTIMORE
MEMO



TO Chief John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE:

October 12, 2010

In attendance were:

- Eric Tiso, Gary Letteron, Ken Hranicky, Anthony Cataldo, Martin French and Ervin McDaniel for the Department of Planning;
- John Igwe and Milan Rai for HCD Plans Examining;
- Kirkland Gabriel and Scott Adams for the Department of Transportation;
- Stanford Leach for the Parking Authority; and
- James Carroll for the Department of Public Works.

Agenda

1. **407-421 South Central Avenue – Proposed Hotel**

407-421 South Central Avenue – Proposed Hotel

Zoning: B-2-2

Plans Date: 4 Oct 2010

Block/Lot: 1432/23-34

Urban Renewal: None

Environmental: BCGBS, Stormwater Management

Historic: National Register District

Total Site Area: ±20,500 sqft

Gross Square Footage: ±89,687 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Sean Davis, MRA, Inc.;
- Ben Polakoff, Shapiro; and
- Caroline Hecker, RMG;
- Samuel Polakoff (Developer)

Project Summary:

This is an early review for a proposed boutique hotel. The developers have a fairly short study period to evaluate this project for feasibility. The proposal is for a four-to-five star hotel of about eight stories (85' height) with about 115-130 rooms more or less. There will be an accessory restaurant and bar on the first and second floors, respectively, of the existing Fallsway Spring building. Lobby space and event rooms, kitchen and service space will be located on the first floor of the proposed building. The second floor will have guest rooms and amenity features.

Comments & Issues:

- Plans/Permits Review:
 - One stairwell will need to egress directly outside. For the stairwell in the center of the hotel, consider adding a doorway through the service corridor to Doyle Alley.
 - The building will need to be sprinklered. Contact Chief John Carr for guidance, 410-545-1883.
 - A minor privilege will be required for the stairs proposed on Eastern Avenue (for the restaurant exit).
- Environmental/Landscaping:
 - This project will trigger review under the Baltimore City Green Building Standards (BCGBS).
 - The project should have street trees. If the width of the sidewalk on Eastern Avenue is not sufficient for canopy trees, decorative species may suffice. Contact Gary Letteron in the Office of Sustainability at 410-396-4369 for guidance.
 - The site is now 100% impervious in its current state. Contact the Stormwater Management staff in the Department of General Services for a concept meeting to inquire about program requirements.
 - This site is located within the floodplain. Be especially careful that the appropriate datum is used, so that there is no vertical misalignment. The proposed restaurant in the first floor of the Fallsway Spring building may need some interior adjustments to comply with regulations. The new construction will need to remain above flood level. Continue to work with Ken Hranicky, Floodplain Manager in Planning (410-396-9508) to ensure compliance.

- Parking/Traffic:
 - A Traffic Impact Study (TIS) will be required. Contact Scott Adams in the DOT Planning Division at 443-984-4094 to schedule review.
 - Applicants have contacted the Parking Authority to inquire about parking availability in the Little Italy Garage and the Eden Street Garage.
 - Barry Robinson is the best contact to inquire about shifting the Orange Line Circulator Route southward closer to this site.
 - Bicycle racks will be provided under the second-story overhang.
- Accessibility:
 - For accessibility into the main hotel entrance, there will be a slope that will gain about 1.5 feet. It will land on a flat area that leads to a shallow ramp into the building.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - Several variances will be required for this project, including F.A.R., parking, and setbacks. Coordinate your zoning appeal application with Martin French in Planning, 410-396-1354, as Planning will comment on that case.
 - Ensure that you reach out to surrounding neighbors. Previous projects in this immediate area have had concerns raised by the community over height. There are two-story townhomes immediately to the east that will be significantly impacted by this proposal. Work with Bob Quilter in Planning, 410-396-4107, he is the acting area planner for this portion of Southeast.
- Plan Adjustments/Missing Site Plan Elements:
 - Please include a plan showing turning templates into the front drop-off area. The turn appears very tight, and may not accommodate all vehicle types.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format and reschedule for follow-on review.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**